

MINUTES
ZONING BOARD OF APPEALS
JUNE 22, 2011 – 7:00 P.M.
TOWN HALL ANNEX – COMMUNITY ROOM 1

I. ROLL CALL

Present: Grady, Kravits, Manning, Mencer, Russotto, Stebbins
Staff: Cullen, Gilot

Chairman Stebbins called the meeting to order at 7:00 p.m.

II. PUBLIC HEARING

ZBA#11-02 – 41 Depot Road, Rebecca Parfitt/Owner; for a variance to Section 5.2 for 13 feet in lieu of 30 feet for a front yard setback (Providence Court) for a residential addition. PIN 169811666324, R-12 zone – (Continued)

Secretary Manning read the legal ad and said the mailings were in order.

Rebecca Parfitt, 26 Fort Hill Road, owner of 41 Depot Road, explained the request for a variance to the front yard setback. The existing house was built in 1942, which pre-dated zoning regulations, and is on a corner lot. Ms. Parfitt proposed to build an addition where the existing carport is. The addition would provide 18% lot coverage. Two photos of the existing property and a rendering of the proposed addition were submitted as exhibits. The existing carport would be removed, and a one story addition built within the same footprint. The carport extends 18 feet and the addition is proposed to be 16 feet, lessening the non-conforming area. The Chairman asked for comments from the public, and there were none.

Staff said this application is exempt from the coastal area management review.

The public hearing was closed at 7:10 p.m.

III. MEETING FOLLOWING PUBLIC HEARING

1) Decision on Public Hearing Application

ZBA#11-02 – 41 Depot Road, Rebecca Parfitt/Owner

MOTION: To grant variance #11-02, 41 Depot Road, Rebecca Parfitt, Owner, as requested.

Motion made by Russotto, seconded by Grady. MOTION PASSED UNANIMOUSLY.

2) Correspondence - None

3) Minutes – Meeting of April 27, 2011 and Special Meeting of May 4, 2011

MOTION: To approve the minutes of April 27, 2011 and May 4, 2011 as presented.

Motion made by Russotto, seconded by Kravits. MOTION PASSED UNANIMOUSLY.

4) Old Business - None

5) New Business - None

Staff said an application for a variance was submitted for the Ljubicic Residence, 743 River Road. A public hearing was set for July 13, 2011.

5) Report of Staff - None

IV. ADJOURNMENT

Motion to adjourn at 7:27 pm was made by Kravits, seconded by Manning, so voted unanimously.

Tom Manning, Secretary
Zoning Board of Appeals

Prepared by Debra Gilot, Office Assistant III